

IN RE: PETITION FOR VARIANCE
N/S Ruxton Road, 375' W of the
c/l of Paulding Street
(1512 Ruxton Road)
9th Election District
4th Councilmanic District

John H. Horine, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-349-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 1512 Ruxton Road, located in the vicinity of Bellona Avenue near Towson. The Petition was filed by the owners of the property, John H. and Paige R. Horine. The Petitioners seek relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 feet in lieu of the required 12 feet for a proposed 20' x 20' two-story addition, to permit an attached open carport with a side yard setback of 5 feet and a front yard setback of 10 feet, in lieu of the required 9.75 feet and 22.5 feet, respectively, and to permit a sum of the side yards of 7 feet total in lieu of the minimum required 21.75 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John and Paige Horine, property owners. There were no Protestants.

Testimony and evidence offered revealed that the subject property consists of 5,750 sq.ft., zoned D.R. 3.5 and is improved with a two-story single family dwelling. The Petitioners are desirous of constructing a two-story addition to the rear of the existing dwelling to provide more living space for their family. The Petitioners also wish to add an open

ORDER RECEIVED FOR FILING

Date 4/23/96
By [Signature]

MICROFILMED

carport onto the front of the dwelling to provide protection during inclement weather. Due to the location of existing improvements on the lot, the requested variances are necessary in order to proceed. Testimony indicated that the Petitioners have resided on the property for the past three years, during which time they have made substantial improvements to enhance its appearance and value. The Petitioners testified that they have spoken with their neighbors about their plans and that they had no objections. Furthermore, the Petitioners submitted a letter of support from the adjoining property owner on the side where the proposed addition will be placed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of April, 1996 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 feet in lieu of the required 12 feet for a proposed 20' x 20' two-story addition, to permit an attached open carport with a side yard setback of 5 feet and a front yard setback of 10 feet, in lieu of the required 9.75 feet and 22.5 feet, respectively, and to permit a sum of the side yards of 7 feet total in lieu of the minimum required 21.75 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 23, 1996

Mr. & Mrs. John H. Horine
1512 Ruxton Road
Ruxton, Maryland 21204

RE: PETITION FOR VARIANCE
N/S Ruxton Road, 375' W of the c/l of Paulding Street
(1512 Ruxton Road)
9th Election District - 4th Councilmanic District
John H. Horine, et ux - Petitioners
Case No. 96-349-A

Dear Mr. & Mrs. Horine:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1512 Buxton Road

which is presently zoned D.R. 3.5

96-349-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 & 301.1A (BCZR)

To allow an addition with a side yard setback of 2 ft. in lieu of the required 12 ft., to allow an attached open carport with a side yard setback of 5 ft. and a front yard setback of 10 ft. in lieu of the required 9.75 ft. and 22.5 ft. respectively, and to allow sum of 7 ft. for both side yards in lieu of the required 21.75 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be discussed at Public Hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

John H. Horine

(Type or Print Name)

Signature

Paige R. Horine

(Type or Print Name)

Paige R. Horine

Signature

1512 Buxton Road

Address

823-2830

Phone No.

Buxton MD

City

21204

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: gf

DATE 3/15/96

349

Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

Zoning Description

96-349-A

This is the zoning description for 1512 Ruxton Road. Beginning at a point on the North Side of Ruxton Road which is 40 feet wide at the distance of 375 feet west at the centerline of Paulding Street which is 40 feet wide.

Being lot #227 in the subdivision of Ruxton Heights as recorded in Baltimore County Plat Book #1, Folio #64 containing 5,750 square feet.

Also known as 1512 Ruxton Road and located in the 9th Election District, 4 Councilmanic District.

#349

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th _____ Date of Posting 4/2/96
Posted for: CASE No. 96-349-A
Petitioner: John H. & Paige R. Horne
Location of property: 1512 Ruxton Road
Location of Sign: Front yard
Remarks: _____
Posted by: [Signature] _____ Date of return: _____
Number of Signs: 1

RECEIVED

NOTICE OF HEARINGS

The Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400

Washington Avenue, Towson, Maryland 21204 as follows:

Case: 85-348-A
(Item 348)

1512 Ruxton Road
MS Ruxton Road, 375 W
of Paulding Street
9th Election District
4th Councilmanic

Legal Owner(s):

John H. Horne and Paige R.
Horne

Variance: to allow an addition with a side yard setback of 2 feet in lieu of the required 12 feet, to allow an attached open carport with a side yard setback of 5 feet and a front yard setback of 10 feet in lieu of the required 9.75 feet and 22.5 feet respectively, and to allow sum of 7 feet for both side yards in lieu of the required 21.75 feet.

Hearing: Wednesday, April 17, 1986 at 11:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the file and/or Hearing, Please Call 887-3351.

3/33/86 March 28 C40693

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/28, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/28, 1996.

THE JEFFERSONIAN,

A. A. Anderson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

W 016607

96-349-A

DATE 3/15/96 ACCOUNT P-001-615-000

AMOUNT \$ 85.00

RECEIVED HORINE
FROM:

010 - Variance - - 50.00 ITEM # 349

040 - Sign - - - 35.00 Taken by: JEF

FOR: 85.00

MICROFILMED

0130000107410000

485.00

BA 00101224M03-15-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: #349 Petitioner: Page + John Horine
Location: 1512 Ruxton Rd Baltimore MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John H. Horine
ADDRESS: 1512 Ruxton Road
Baltimore MD 21204
PHONE NUMBER: (H) (410) 823-2830 (W) (410) 252-0440



Printed with Soybean Ink
on Recycled Paper

WALTON WARD

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
March 28, 1996 Issue - Jeffersonian

Please forward billing to:

John H. Horine
1512 Ruxton Road
Baltimore, MD 21204
823-2830

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-349-A(Item 349)
1512 Ruxton Road
NS Ruxton Road, 375' W of c/l Paulding Street
9th Election District - 4th Councilmanic
Legal Owner: John H. Horine and Paige R. Horine

Variance to allow an addition with a side yard setback of 2 feet in lieu of the required 12 feet, to allow an attached open carport with a side yard setback of 5 feet and a front yard setback of 10 feet in lieu of the required 9.75 feet and 22.5 feet respectively, and to allow sum of 7 feet for both side yards in lieu of the required 21.75 feet.

HEARING: WEDNESDAY, APRIL 17, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-349-A(Item 349)
1512 Ruxton Road
NS Ruxton Road, 375' W of c/l Paulding Street
9th Election District - 4th Councilmanic
Legal Owner: John H. Horine and Paige R. Horine

Variance to allow an addition with a side yard setback of 2 feet in lieu of the required 12 feet, to allow an attached open carport with a side yard setback of 5 feet and a front yard setback of 10 feet in lieu of the required 9.75 feet and 22.5 feet respectively, and to allow sum of 7 feet for both side yards in lieu of the required 21.75 feet.

HEARING: WEDNESDAY, APRIL 17, 1996 at 11:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: John and Paige Horine

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 1996

Mr. and Mrs. John Horine
1512 Ruxton Road
Ruxton, MD 21204

RE: Item No.: 349
Case No.: 96-349-A
Petitioner: John H. Horine, et ux

Dear Mr. and Mrs. Horine:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



B A L T I M O R E C O U N T Y . M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 1, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for April 1, 1996
 Item Nos. 344, 346, 347, 348, 349, 350

The Development Plans Review Division has reviewed the subject zoning item, and we have no comment.

RWB:jrb

cc: File

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 21, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 340, 343, 346, and 349

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Kerns

PK/JL

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 25, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 343, 344, 345, 346, 347
AND 349.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-20-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 349 (JRF)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

MICROFILMED

RE: PETITION FOR VARIANCE
1512 Ruxton Road, NS Ruxton Road,
375' W of c/l Paulding Street, 9th
Election District, 4th Councilmanic

John and Paige Horine
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-349-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to John and Paige Horine, 1512 Ruxton Road, Towson, MD 21204, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

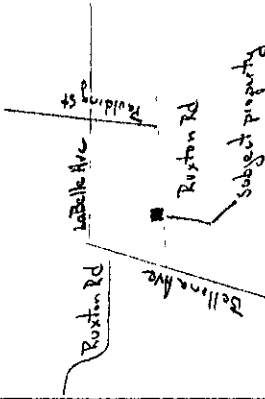
PROPERTY ADDRESS: 1512 Ruxton Rd

Subdivision name: Ruxton Heights

plat book # 01, folio # 064, lot # 227, section #

OWNER: John & Paige Horine

96-349-A



Vicinity Map
North
scale: 1"=1000'

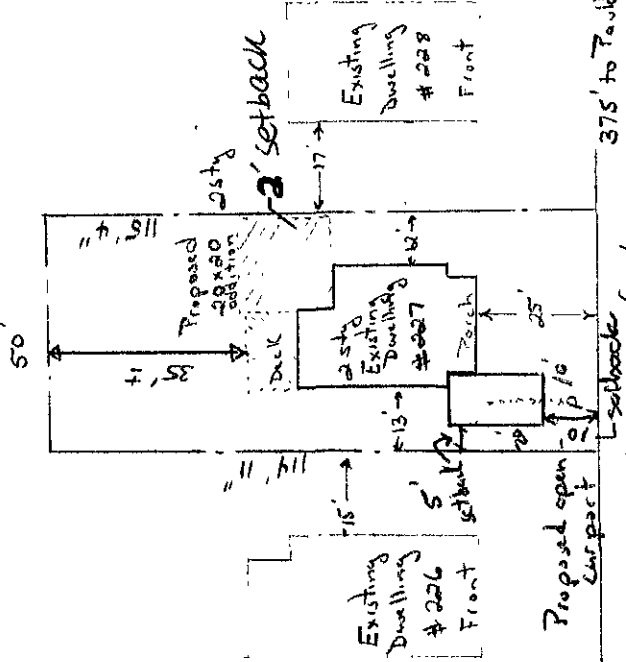
LOCATION INFORMATION

Election District: 9
Councilmanic District: 4
1"=200' scale map#: NW1013
Zoning: DR 3.5
Lot size: 5750 acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: JPH ITEM #: 349 CASE #:



375' to Building St →
Ruxton Rd (40' paving)
R/W

Per Ex #1



North

date: 03/14

prepared by: John & Paige Horine

Scale of Drawing: 1"=40'

#349
96-349-A

PETITIONER(S) EXHIBIT ()



Pet Ex 2A



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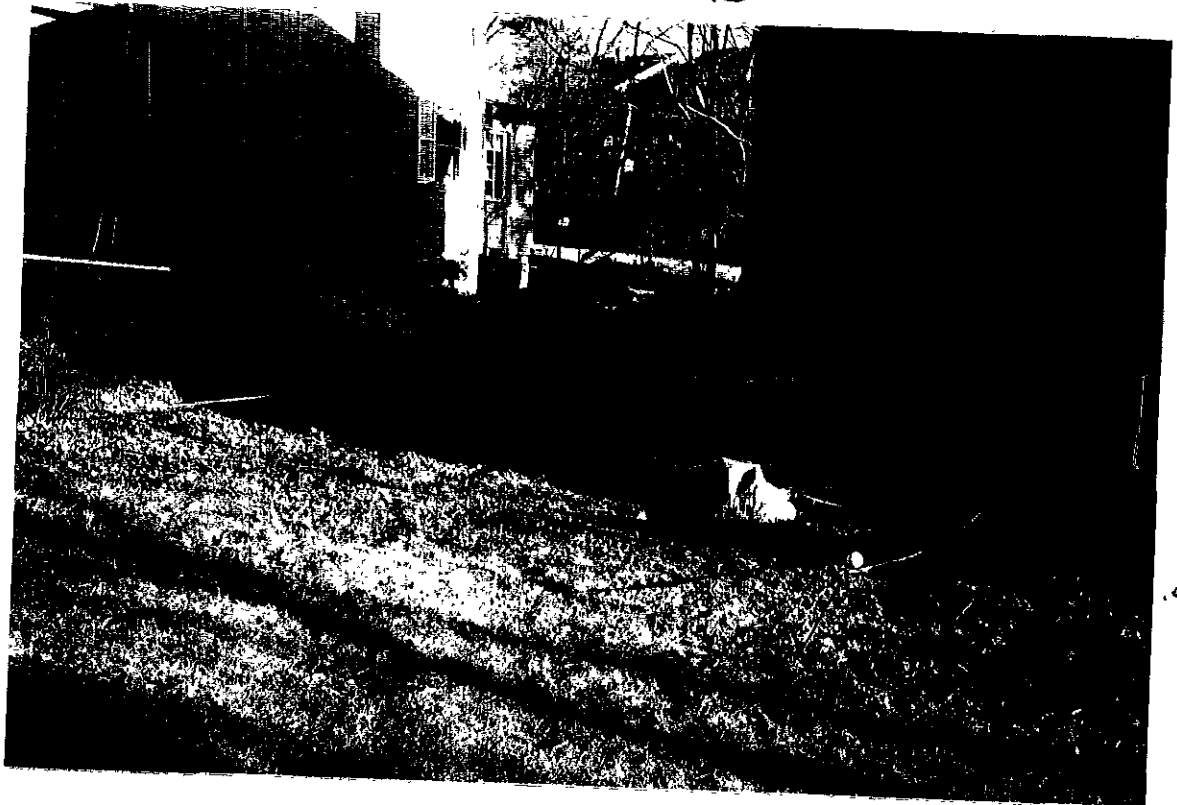
Back yard Proposed Location of Addition as seen by Orange Tape

349
96-349-A

PETITIONER(S) EXHIBIT ()



2B



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Side and rear yard of proposed addition as marked by orange Tape

Ret Ex #3

Jack Reilly & Sara Engram
1510 Ruxton Road
Baltimore, Maryland 21204

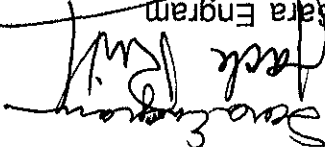
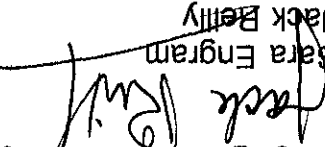
April 12, 1996

To Whom It May Concern:

We have reviewed the plans for additions to our neighbors' house at 1512 Ruxton Road and have no objections either to the two-story addition or to the carport. The Horines have greatly improved the property since they purchased it, and we feel confident these additions will be done with similar care and quality.

We support their request for a zoning variance.

Sincerely yours,

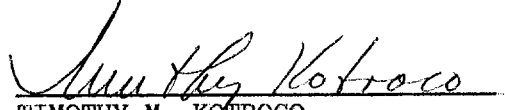

Sara Engram

Jack Reilly

MICROFILM

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioner shall install rain gutters and downspouts to properly channel all water runoff generated by the proposed carport and addition away from their adjoining neighbors' properties.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 4/23/96

By [Signature]

MICROFILMED

 Printed with Soybean Ink

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 3/15/96 ACCOUNT: 96-349-A

AMOUNT: \$ 25.25

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No. 349 Petitioner: Page, John Horne
Location: 1512 Ruxton Rd Baltimore MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John H. Horne
ADDRESS: 1512 Ruxton Road
Baltimore MD 21204

PHONE NUMBER: (H) 410 823-2830 (W) 410 852-0440

Printed with Soybean Ink
on Recycled Paper

12

TO: PUTTENZ PUBLISHING COMPANY
March 28, 1996 Issue - Jeffersonian

Please forward billing to:

John H. Horne
1512 Ruxton Road
Baltimore, MD 21204
823-2830

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-349-A (Item 349)
1512 Ruxton Road
NS Ruxton Road, 375' W of c/j Paulding Street
9th Election District - 4th Councilmanic
Legal Owner: John H. Horne and Paige S. Horne

Variance to allow an addition with a side yard setback of 2 feet in lieu of the required 12 feet, to allow an attached open carport with a side yard setback of 5 feet and a front yard setback of 10 feet in lieu of the required 9.75 feet and 22.5 feet respectively, and to allow a 7 feet for both side yards in lieu of the required 21.75 feet.

HEARING: WEDNESDAY, APRIL 17, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-349-A (Item 349)
1512 Ruxton Road
NS Ruxton Road, 375' W of c/j Paulding Street
9th Election District - 4th Councilmanic
Legal Owner: John H. Horne and Paige S. Horne

Variance to allow an addition with a side yard setback of 2 feet in lieu of the required 12 feet, to allow an attached open carport with a side yard setback of 5 feet and a front yard setback of 10 feet in lieu of the required 9.75 feet and 22.5 feet respectively, and to allow a 7 feet for both side yards in lieu of the required 21.75 feet.

HEARING: WEDNESDAY, APRIL 17, 1996 at 11:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Arnold Jablon
Director

cc: John and Paige Horne

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 1996

Mr. and Mrs. John Horne
1512 Ruxton Road
Ruxton, MD 21204

RE: Item No.: 349
Case No.: 96-349-A
Petitioner: John H. Horne, et ux

Dear Mr. and Mrs. Horne:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 3, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 1, 1996
Item Nos. 344, 346, 347, 348, 349, 350

The Development Plans Review Division has reviewed the subject zoning item, and we have no comment.

RWB:jrb

cc: File

ZONE4A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 21, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 340, 343, 346, and 349.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Carol L. Kerns

PK/JL

ITEM340A/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 03/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 25, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 343, 344, 345, 346, 347 AND 349.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-26-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 349 (JLF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2253 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

RE: PETITION FOR VARIANCE
1512 Ruxton Road, NS Ruxton Road,
375' W of c/l Paulding Street, 9th
Election District, 4th Councilmanic
John and Paige Horine
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-349-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carol S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to John and Paige Horine, 1512 Ruxton Road, Towson, MD 21204, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Plat to accompany Petition for Zoning Variance ☒ Special Hearing

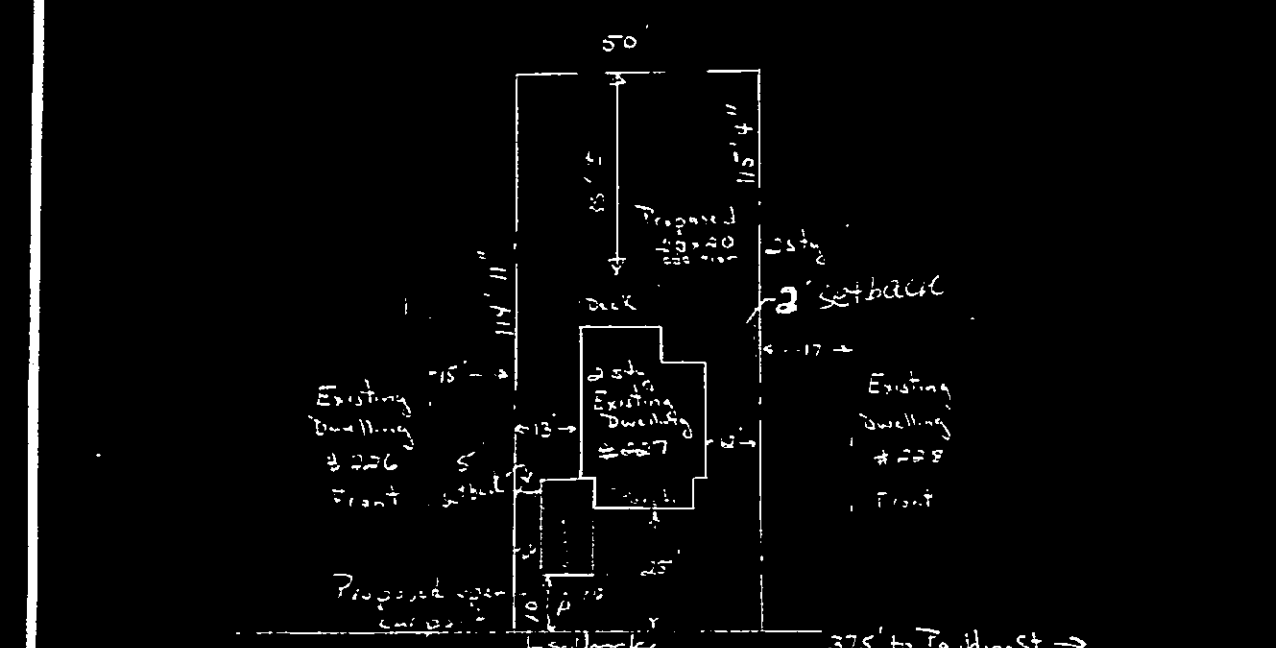
PROPERTY ADDRESS: 1512 Ruxton Rd. See Pages 5 & 6 of the CHECKLIST for additional required information.

Subdivision Name: Ruxton Heights

Plat Book: 01, Volume: 001, Page: 227, Section: 1

OWNER: John and Paige Horine

96-349-A



North
date: 03/14
prepared by: John Horine
Scale of Drawing: 1"=40'

① Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 7
Councilmanic District: 4
1"=200' scale map: N10103
Zoning: DR3.5
Lot size: 5750 square feet

SEWER: ☒ WATER: ☒
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: None

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE#:
349



Back yard proposed location of addition as seen by orange tape



Side and rear yard of proposed addition as marked by orange tape

Pet Ex #3

Jack Reilly & Sara Engram
1512 Ruxton Road
Baltimore, Maryland 21204

April 12, 1996

To Whom It May Concern:

We have reviewed the plans for additions to our neighbors' house at 1512 Ruxton Road and have no objections either to the two-story addition or to the carport. The Horines have greatly improved the property since they purchased it, and we feel confident these additions will be done with similar care and quality.

We support their request for a zoning variance.

Sincerely yours,

Jack Reilly
Jack Reilly
Sara Engram
Sara Engram
Jack Reilly



<p>O-NE S-SE</p> <p>THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORR, INC., BALTIMORE, MD. 21210</p>	<p>1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 13, 1988 BMC Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88 <i>[Signature]</i> Chairman, County Council</p>	<p>BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP</p>		<p>1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 BMC Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92 <i>[Signature]</i> Chairman, County Council</p>	<p>SCALE 1" = 200' ±</p> <p>DATE OF PHOTOGRAPHY JANUARY 1986</p>	<p>LOCATION RUXTON</p>	<p>SHEET N.W. 10-B</p>
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#349

96-349-A